



**CITY OF SOUTH PASADENA
HOUSING DIVISION**

1414 MISSION STREET, SOUTH PASADENA, CA 91030

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**NOTICE OF OPTION TO VOLUNTARILY TERMINATE TENANCY
PURSUANT TO A BUYOUT AGREEMENT**

THIS WRITTEN NOTICE IS REQUIRED BY LAW AT THE SAME TIME A LANDLORD PROVIDES NOTICE OF THE COMMENCEMENT OF NECESSARY AND SUBSTANTIAL REPAIRS AS SET FORTH IN SOUTH PASADENA MUNICIPAL CODE SECTION 17.111(a)(2). THIS NOTICE CONTAINS IMPORTANT INFORMATION REGARDING YOUR RIGHTS RELATED TO VOLUNTARY TERMINATION OF TENANCY. PLEASE READ THE FOLLOWING CAREFULLY.

Address of Rental Unit _____

Under certain circumstances, South Pasadena Municipal Code Section 17.111(b) provides for a tenant's option to voluntarily terminate tenancy when the landlord undertakes Substantial and Necessary Repairs that require the tenant to temporarily vacate the rental unit.

- (1) If the temporary untenable conditions of a rental unit are projected to persist for thirty (30) days or more, the tenant of the rental unit shall have the option to voluntarily terminate the tenancy pursuant to a tenant buyout agreement in accordance with the provisions of SPMC Section 17.112, and the return of any security deposit that cannot be retained by the owner under applicable law.
- (2) If the temporary untenable conditions of a rental unit continue for 30 days longer than the projected completion date of the work, as set forth in the written notice to tenant required by SPMC Section 17.111(a)(2), the tenant's option to voluntarily terminate the tenancy pursuant to a tenant buyout agreement in accordance with the provisions of SPMC Section 17.112 shall be renewed.

Landlord Contact Information. Tenants may contact the Landlord about this Disclosure Notice in the following manner:

By Phone at: _____ **By Email at:** _____

In Person at: _____

DECLARATION OF LANDLORD

I declare under penalty of perjury under the laws of the State of California that a copy of this Option to Voluntarily Terminate Tenancy Disclosure Notice was served on the tenants listed below on _____, 20____ at _____, California and that my contact information above is correct.

Landlord Signature: _____ Date signed: _____

Printed Name _____

Mailing Address _____

City, State _____ Zip Code _____

Email address _____ Phone _____

ACKNOWLEDGMENT OF TENANT(S):

I (We) acknowledge receipt of the Option to Voluntarily Terminate Tenancy Disclosure Notice:

Tenant 1 Signature: _____ Date Notice Received: _____

Printed Name: _____

Tenant 2 Signature: _____ Date Notice Received: _____

Printed Name: _____

Tenant 3 Signature: _____ Date Notice Received: _____

Printed Name: _____

Tenant 4 Signature: _____ Date Notice Received: _____

Printed Name: _____

This is an important document and if you require it in a different language do not sign it and contact your landlord to request it in your primary language. Your landlord is required to provide this document in your primary language at their expense. If you have any issues obtaining this document in a different language, contact us at housing@southpasadenaca.gov.

Este es un documento importante y, si lo necesita en otro idioma, no lo firme y póngase en contacto con el arrendador para solicitarlo en su idioma nativo. El arrendador está en la obligación de facilitarle este documento en su idioma nativo, sin cobro adicional. Si tiene algún problema para obtener este documento en otro idioma, contáctenos al correo housing@southpasadenaca.gov.

這是一份重要文件，如果您需要該文件的不同語言版本，請不要簽署，聯絡您的房東要求提供您所用主要語言版本的文件。您的房東必須提供您所用主要語言版本的本文件，費用由房東承擔。如果您在取得本文件的不同語言版本時遇到任何問題，請透過 housing@southpasadenaca.gov 與我們聯絡。

***Landlord must keep a copy of this notice for at least five (5) years after it has been signed by all parties.**